170.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	944,100 / 944,100
					USE VALUE:	944,100 / 944,100
					ASSESSED:	944,100 / 944,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZEEB PETER J &
Owner 2:	EISENBERG BETHANY E
Owner 3:	
Street 1:	12 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZEEB PETER J/ETAL -
Owner 2:	ZEEB BETHANY E -
Street 1:	12 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,631 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6631.000	508,300	2,500	433,300	944,100
Total Card	0.152	508,300	2,500	433,300	944,100
Total Parcel	0.152	508,300	2,500	433,300	944,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.02 | /Parcel: 398.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112906
GIS Ref	
GIS Ref	
Insp Date	08/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,400	2500	6,631.	433,300	944,200	944,200	Year End Roll	12/18/2019
2019	101	FV	381,800	2600	6,631.	433,300	817,700	817,700	Year End Roll	1/3/2019
2018	101	FV	381,800	2600	6,631.	383,700	768,100	768,100	Year End Roll	12/20/2017
2017	101	FV	381,800	2600	6,631.	321,800	706,200	706,200	Year End Roll	1/3/2017
2016	101	FV	381,800	2600	6,631.	321,800	706,200	706,200	Year End	1/4/2016
2015	101	FV	366,200	2700	6,631.	278,500	647,400	647,400	Year End Roll	12/11/2014
2014	101	FV	366,200	2700	6,631.	269,200	638,100	638,100	Year End Roll	12/16/2013
2013	101	FV	366,200	2700	6,631.	256,200	625,100	625,100		12/13/2012

!13163!

PRINT

Date	Time
12/11/20	03:09:37

LAST REV

Date	Time
09/06/18	17:00:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZEEB PETER J/ET	64130-344		8/25/2014	Convenience	1	No	No		
COLLINS WILLIAM	25803-491		11/9/1995		226,000	No	No		Y

USER DEFINED

Prior Id # 1:	112906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2007	300	Addition	190,759	C		G9	GR FY09	
7/28/2003	606	Re-Roof	5,200	C				
5/2/1999	244	Addition	5,000	C				9X23 ADD + WDK
9/10/1996	466		1,500	C				ROOF DECK/RAILINGS
11/3/1995	632	Manual	1,000	C				FIRE RATED DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
12/5/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6631		Sq. Ft.	Site		0	70.	0.93	8									433,252						433,300	

Total AC/HA: 0.15223 | Total SF/SM: 6631 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,252 | Spl Credit | Total: 433,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09266436
Const Adj.:	0.98990101
Adj $ / SQ:	135.204
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532845
Depreciation:	24511
Depreciated Total:	508334

COMMENTS

NEW ADDITION OFF BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

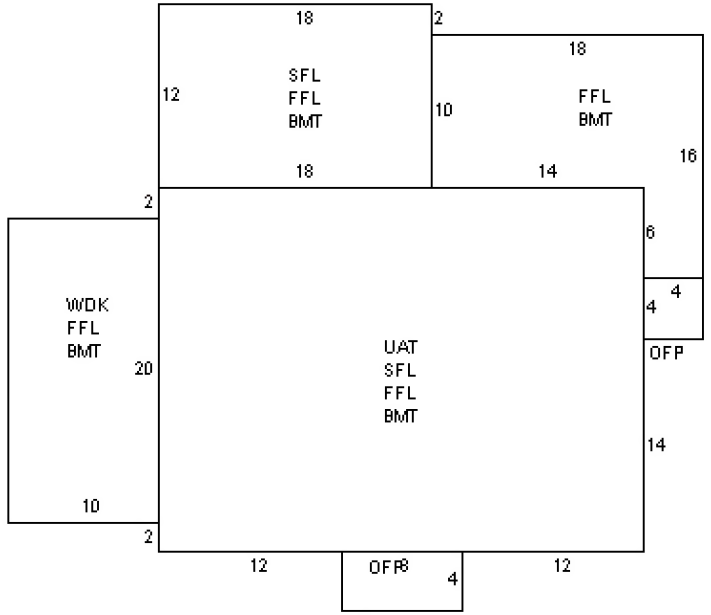
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.72
Special Features:	0	Val/Su Net:	121.02
Final Total:	508300	Val/Su SzAd	214.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,388	40.560	56,299
FFL	First Floor	1,388	135.200	187,663
SFL	Second Floor	984	135.200	133,040
WDK	Deck	200	10.890	2,178
UAT	Upper Attic	192	54.080	10,384
OFP	Open Porch	48	43.560	2,091

Net Sketched Area:	4,200			Total:	391,655
Size Ad	2372	Gross Are	4776	FinArea	2372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

170.0-0006-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	12X10	A	AV	1980	30.25	T	31.2	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500